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PURI KONARK DEVELOPMENT AUTHORITY

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NOTIFICATION

The 6th May 2013

No. 688-PKDA.-Puri—The following draft of certain regulations further to amend the draft Puri Konark Development Authority (Planning & Building Standard) Regulation, 2011 which the Puri Konark Development Authority proposed to make with the previous approval of the State Government in exercise of the powers conferred by Section 124 of the Orissa Development Authority Act, 1982 (Orissa Act 14 of 1982) is hereby published as required under Section 125 of the said Act for information of all persons likely to be affected thereby and notice is hereby given that the said draft shall be taken into consideration on or after expiry of a period of 30 (thirty) days from the date of publication of this notification in the *Odisha Gazette*. For more details, please visit <http://puri.nic.in/pkda>.

Any objection or suggestion which may be received from any person in respect of the said draft before the expiry of this period as specified above will be considered by Puri Konark Development Authority.

PART - I

1. (i) These regulation may be called the Draft Puri Konark Development Authority (Planning & Building Standards) Amendment Regulation, 2013.
2. They shall come in to force on the date of their publication in the *Odisha Gazette*.
3. In the Puri Konark Development Authority (Planning & Building Standard) Regulation, 2013 (herinafter referred to as the said regulation) in regulation 2.

(a) For clause - 31, the following clause shall be substituted, namely:—

“(31)” Corner Plot means a plot located at the junction of two or more intersecting streets, the frontage of which would be on the street having larger width. In case, where two streets are of some width, then the smaller side of the plot abutting the street will be treated as the front.”

(b) Clause (57), the following clause shall be inserted, namely:—

“(57-A)” “Form” means the Form appended to these regulations.

(c) In the said regulation, in clause (73) after the words “proposed in the, the following words” shall be inserted, namely:—

“interim development Plan”

(d) For clause (75), the following clauses shall be substituted, namely:—

(75) “coverage” means percentage of covered area on the ground floor which is not open to sky excluding the chajja/roof projection up to 0.75 meter width overhanging the open space to the total plot area.

3. In the said regulations, in regulation - 9

(i) For sub regulation (7), after the words “water supply, road, etc., the following words shall be inserted namely:—

“to main net work”

4. In the said Regulations, In regulation 23 for sub-regulation (1), the following sub-regulation shall be substituted namely:—

“(i) In the Development Plan area, various use zone, viz residential, retail commercial and business, wholesale commercial, industrial, public and semi public, utility and services, open space, transportation, agricultural and forest, water bodies, special heritage and environmentally sensitive zone having their zonal boundaries as indicated in the development plan shall be regulated as per the table under regulation 24. Except as otherwise provided, no structure and land hereinafter shall be used and no structure shall be erected, re-erected or alter unless its use is in conformity with these regulations”.

5. In the said regulations, in regulation - 24

(i) In sub-regulation (1), for the words (and figures)” column (2), the words (and figures “column (a) shall be substituted.

(ii) In sub-regulation (2), after the word “column” for the figure “3” appearing there in the letter and brackets (b) shall be substituted.

(iii) In sub-regulation (3), after the word “column” for the figure “4” appearing there in the letter and brackets (c) shall be substituted.

(iv) In sub-regulation - 5, after words “particular zone” the following shall be inserted.

“On a plot size of 4000 sq. mtr. and above”

(v) After sub-regulation - 5, the following sub-regulation shall be inserted.

“(6)” In addition to the provisions contend in regulation - 17 of this regulation following provisions shall be applicable for all constructions in Special Heritage Zone earmarked in the CDP.

(i) The maximum height of the building shall not exceed 15 mtrs.

(ii) All proposals for development over an area of more than 500 square meters and/or ten meters height shall only be considered on recommendation of the D.P. & B.P. committee with representation from the Archaeological Survey of India and the Odisha State Archaeology.

(7) For construction of Building in Environmentally sensitive zone, the following provisions shall be applicable,—

- (i) The minimum size of the plot shall be 4000 sq. mtr.
- (ii) The minimum width of the approach road shall be 12 mtr.
- (iii) The maximum coverage shall not exceed 40%
- (iv) The proposal for development shall only be considered on recommendation of D.P. & B.P. committee with representation from Water Resource Department, Odisha State Pollution Control Board and Public Health Engineering Department in the above committee ; and
- (v) For Table - 1, the following table shall be substituted, namely :—

TABLE - 1 : LAND USES PERMITTED/PROHIBITED IN DIFFERENT USE ZONES

Sl. No.	Use Zone	Uses/Activities Permitted	Uses/Activities Permissible on recommendation of D.P. & B.P. Committee	Uses/Activities Prohibited
(1)	(2)	(3)	(4)	(5)
1	Residential Use Zone (R)	1. Residence plotted (detached, semi-detached and row housing), Group housing, work-cum-residential. 2. Hostel, boarding and lodging houses. 3. Night shelters, foreign missions, dharamshala, guest houses. 4. Educational buildings (nursery, primary, high school). 5. Neighbourhood level social, cultural and recreational facilities with adequate parking provisions. 6. Marriage and Community Halls.	1. Places of worship 2. Shopping Centres 3. Municipal State Government and Central Government Offices. 4. Colleges and research institutions. 5. Petrol Filling Stations 6. Places of entertainment, Cinema halls, restaurants and hotels.	1. A Heavy, large and extensive industry, noxious, obnoxious and hazardous industries. 2. Warehousing storage godowns of perishables, hazardous, inflammable goods, wholesale mandis, junk yards. 3. Workshops for buses. 4. Slaughter houses 5. Hospitals treating contagious diseases. 2. Sewage treatment plant/disposal sites.

(1)	(2)	(3)	(4)	(5)
		7. Convenience shopping local (retail) shopping.	7. Markets for retail goods	2. Water treatment plants, solid waste dumping grounds.
		8. Community centres, clubs, auditoriums.	8. I T and I T enabled services.	8. Outdoor and indoor games stadiums, shooting range.
		9. Exhibition and art galleries	9. Tourism related services	9. Zoological garden, botanical garden, bird sanctuary.
		10. Libraries and gymnasiums	10. Motor vehicle repairing workshop, garages, storage of LPG cylinders.	10. International conference centers.
		11. Health clinics, yoga centers, dispensaries, nursing homes and health centers (20 beds).	11. Burial grounds	11. District battalion offices, forensic science laboratory.
		12. Public utilities and buildings except service and storage yards, electrical distribution depots and water pumping stations.	12. Printing presses employing not more than 10 persons.	12. All uses not specifically permitted in column (a) and (b).
		13. Nursery and green houses	13. Godowns/warehousing of non-perishables.	
		14. Services for households (salon, parlours, bakeries, sweet shops, dry cleaning, internet kiosks etc.).	14. Bus depots without workshop.	
		15. Banks and professional offices not exceeding one floor.	15. Household industries if the area for such use does not exceed one floor and there shall be no public display of the goods.	
		16. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands.	16. Consulates	
		17. Police posts and Post Offices		
		18. Parks and tot-lots		
2	Retail Commercial and Business Use Zone (C1).	1. Retail business, mercantile	1. Associated residential uses.	1. Polluting industries

(1)	(2)	(3)	(4)	(5)
		2. Commercial centres	2. Wholesale storage yards.	2. Heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units.
		3. Banks, financial services and stock exchanges.	3. Service garages provided they do not directly about the main road.	3. Hospitals, research laboratories treating contagious diseases.
		4. Perishable goods markets	4. Printing presses employing not more than 10 persons.	4. Poultry farms, dairy farms, slaughter houses.
		5. Business and professional offices.	5. 20 bedded hospitals not treating contagious diseases and mental patients.	5. Sewage treatment plants and disposal sites, solid waste treatment plants and dumping grounds.
		6. Private institutional offices and semi-Government offices.	6. Weighbridges	6. Agricultural uses, storage of perishable and inflammable commodities.
		7. Shops and shopping malls	7. Colleges, polytechnics and higher technical institutes.	7. Quarrying of gravel, sand, clay and stone.
		8. Commercial services	8. Sports complex and stadiums.	8. Zoological gardens, botanical gardens and bird sanctuary.
		9. Restaurants and hotels	9. Transient visitor's homes	9. Sports training centers.
		10. Hostels, boarding houses, social and welfare institutions, guest houses.	10. Places of entertainment, recreational uses and museums.	10. District battalion offices.
		11. Convenience and neighbourhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries.	11. Convention centers	11. Forensic science laboratory and all other related activities which may cause nuisance.
		12. Cinema halls, theaters, banquet halls, auditoriums.	12. Religious places	12. Court

(1)	(2)	(3)	(4)	(5)
		13. Marriage and community halls, night shelters.	13. Public utilities, telephone exchanges.	13. All uses not specifically permitted in the columns (a) and (b).
		14. Clinics and nursing homes	14. Police posts and post offices.	
		15. Petrol pumps	15. Residential	
		16. I T and I T enabled services	16. Picnic Hut	
		17. Commercial institutes, research and training institutes.		
		18. Parking lots		
		19. Taxi stands, 3 wheeler/auto stands, rickshaw stands.		
3	Wholesale Commercial Use Zone (C2).	1. Wholesale and retail business	1. Truck terminal, bus depots and parking.	1. Polluting industries
		2. Wholesale and storage buildings.	2. Freight terminal	2. Large scale storage of hazardous and other inflammable materials except in areas, specifically earmarked for the purpose.
		3. Commercial and business offices and work places.	3. Warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards.	13. All uses not specifically permitted in the columns (a) and (b).
		4. Petrol pumps and service stations on roads of 12 meter or more ROW.	4. Service centers, garages, workshops.	
		5. Godowns, covered storage and warehousing.	5. Non-polluting, no obnoxious light industries.	
		6. Weighbridges	6. Junkyards	
		7. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands.	7. Gas installation and gas works.	
		8. Parking spaces	8. Railway yards and stations road freight stations.	

(1)	(2)	(3)	(4)	(5)
		9. Restaurants	9. Banks and financial Services.	
		10. Public utilities	10. Associated residential uses.	
		11. Police station/posts, post offices.	11. Government and semi-Government offices.	
			12. Water treatment plants.	
4	Industrial Use Zone (I).	1. All kind of non-polluting industries.	1. Heavy, extensive and other obnoxious, hazardous industries subject to the approval of the Odisha Pollution Control Board.	1. General business unless incidental to and on the same site with industry.
		2. IT & ITES	2. Industrial Research Institute.	2. Schools and Colleges
		3. SEZs notified by Government of India.	3. Technical Educational Institutions.	3. Hotels, motels and caravan parks.
		4. Loading, unloading spaces	4. Junkyards, sports/ stadiums/playgrounds.	4. Recreational spots or centers.
		5. Warehousing, storage and depots of non-perishable and non-inflammable commodities.	5. Sewage disposal works, electric power plants, service stations.	5. Other non-industrial related activities.
		6. Cold storage and ice factory	6. Government, semi-Govt. private business offices.	6. Religious buildings.
		7. Gas godowns	7. Banks, financial institutions and other commercial officers.	7. Irrigated and sewage farms.
		8. Wholesale business establishments.	8. Agro-based industries, dairy and farming.	8. Major oil depot and LPG refilling plants.
		9. Petrol filling station with garages and service stations.	9. Gas installations and gas works.	9. Social buildings
		10. Bus terminals and bus depots and workshops.	10. Workshops, garages	10. All uses not specifically permitted in columns (a) and (b).
		11. Parking, taxi stands, 3 wheeler/auto stands, rickshaw stands.	11. Hotels and guest houses.	

(1)	(2)	(3)	(4)	(5)
		12. Residential buildings for essential staff and for watch and ward.	12. Museum	
		13. public utilities	13. Helipads	
			14. Hospitals and medical centers.	
5	Public & Semi-public Use Zone (PS).	1. Government offices, Central, State, local and semi-Government, public undertaking offices.	1. Residential flats, residential plots for group housing and staff housing.	1. Heavy, extensive and other obnoxious, hazardous industries.
		2. Universities and specialized educational institutions, colleges, schools, research and development centers.	2. IT services	2. Slaughterhouses
		3. Social and welfare centers	3. Defense quarters	3. Junkyard
		4. Libraries	4. Hostels, transit accommodation.	4. Wholesale mandies
		5. Hospitals, health centers, dispensaries and clinics.	5. Entertainment and recreational complexes.	5. Dairy and poultry farms, farmhouses.
		6. Social and cultural institutes	6. Nursery and kindergarten, welfare center.	6. Workshops for servicing and repairs.
		7. Religious buildings	7. Open air theater, playground.	7. Processing and sale of farm products.
		8. Conference halls	8. Residential club, guest house.	8. All uses not specifically permitted in columns (a) and (b).
		9. Community halls, Kalyan mandap, dharamashala.	9. Bus and truck terminals, helipads.	
		10. Museums, art galleries, exhibition halls, auditoriums.	10. Parking areas, taxi stands, 3 wheeler/auto stands, rickshaw stands.	
		11. Police stations, police lines, jails.		
		12. Local State and Central Government offices uses for defense purpose.		
		13. Educational and research institutions.		

(1)	(2)	(3)	(4)	(5)
		14. Social and cultural and religious institutions.		
		15. Local municipal facilities		
		16. Uses incidental to Government offices and for their use.		
		17. Monuments		
6	Utility and Services Use Zone (US).	1. Post offices, Telegraph offices, public-utilities and buildings.	1. Service industry	1. Any building or structure which is not required for uses related to public utilities and activities is not permitted therein.
		2. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping grounds.	2. Warehouse/storage godowns.	2. Heavy, extensive and other obnoxious, hazardous industries.
		3. Radio transmitter and wireless stations, telecommunication centers, telephone exchange.	3. Health center for public and staff or any other use incidental to public utilities and services.	3. All uses not specifically permitted in columns (a) and (b).
		4. Water supply installations	4. Information/Payment kiosk.	
		5. Sewage disposal works	5. Incidental/ancillary residential use.	
		6. Service stations	6. Truck terminals, helipads.	
		7. Cremation grounds and cemeteries/burial ground.	7. Commercial use center	
		8. Power plants/electrical substation.		
		9. Radio and television station		
		10. Fire stations		
7	Open space Use Zone (OS).	1. Specialized parks/maisons for multipurpose use.	1. Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters.	1. Any building or structure which is not required for open air recreation, dwelling unit except for watch and ward, and uses not specifically permitted therein.

(1)	(2)	(3)	(4)	(5)
		2. Regional parks, district parks, playgrounds, children's parks.	2. Commercial use of transit nature like cinemas, circus and other shows.	2. All uses not specifically permitted in columns (a) and (b).
		3. Clubs	3. Public assembly halls	
		4. Stadiums, picnic huts, holiday resorts.	4. Restaurants	
		5. Shooting range, sports training center.	5. Parking areas, Caravan parks.	
		6. Swimming pools	6. open air cinemas/ theatre.	
		7. Botanical/zoological garden, bird sanctuary.	7. Entertainment and recreational complexes.	
		8. Green belts	8. Community hall, library	
		9. Bus and railway passenger terminals.	9. Open air theater, theme parks, amphitheaters.	
		10. Public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff.	10. Residential club, guest house.	
		11. Animal racing or riding stables	11. Camping sites	
			12. Yoga and meditation centers.	
			13. Fire post, police station, post and telegraph office.	
			14. Commercial uses center	
			15. Special education areas	
			16. Incidental/ancillary residential use.	
8	Transportation Use Zone.	1. All types of roads	1. Wayside shops and restaurants.	1. Use/activity not specifically related to transport and communication permitted herein.
		2. Railway stations and yards	2. Authorized/Planned Vending areas.	2. All uses not specifically permitted in columns (a) and (b).

(1)	(2)	(3)	(4)	(5)
		3. Airport	3. Incidental/ancillary residential use.	
		4. Bus stops and Bus and Truck terminals.	4. Emergency health care centre.	
		5. Taxi stands, auto stands, rickshaw stands.	5. Tourism related projects	
		6. Ferry Ghats	6. All ancillary (complimentary) uses for above categories (subject to decision of the Authority).	
		7. Parking areas		
		8. Multi level car parking		
		9. Filling stations		
		10. Transport offices, booking offices.		
		11. Night shelter, boarding houses		
		12. Banks		
		13. Restaurants		
		14. Workshops and garages		
		15. Automobile spares and services, Godowns.		
		16. Loading and unloading platforms (with/without cold storage facility), weighbridges.		
		17. Ware houses, Storage depots		
		18. Utility networks (drainage, sewage, power telecommunications).		
9	Agricultural and Forest Use Zone.	1. Agriculture and Horticulture	1. Houses incidental to this use.	1. Residential use except those ancillary uses permitted in agricultural use zone.
		2. Dairy and poultry farming, milk chilling centre.	2. Parks and other recreational uses.	2. Heavy, extensive, obnoxious, noxious and hazardous industries.

(1)	(2)	(3)	(4)	(5)
		3. Storage, processing and sale of farm produce.	3. Wayside shops and restaurants.	3. Any activity which is creating nuisance and is obnoxious in nature.
		4. Dwelling for the people engaged in the farm (rural settlement).	4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority.	4. All uses not specifically permitted in columns (a) and (b).
		5. Farm houses and accessory buildings.	5. Agro serving, agro processing, agro business.	
			6. Cottage industries	
			7. Burial and cremation grounds.	
			8. Service industries accessory to obnoxious and hazardous industries.	
			9. Ice factory, cold storage	
			10. Godowns and warehouses	
			11. Soil testing lab	
			12. Normal expansion of land uses only in the existing homestead land.	
			13. Solid waste management sites, Sewage disposal works.	
			14. Electric sub-station	
			15. Quarrying of gravel, sand, clay or stone.	
			16. Building construction over plots covered under town planning scheme and conforming uses.	
			17. Brick kilns and extractive areas.	
		7. Forestation	18. Eco-tourism, camping sites, eco parks, eco lodges.	5. For notified forest lands only afforestation is permitted and Item Nos. 18 and 19 from column (b) are permissible by the competent authority.
			19. Special outdoor recreations.	

(1)	(2)	(3)	(4)	(5)
10	Water Bodies Use Zone (W)	1. Rivers, canals 2. Streams, water spring 3. Ponds, lakes 4. Wetland, aqua culture pond 5. Reservoir 6. Water logged/marshy area	1. Fisheries 2. Boating, water theme parks, water sports, lagoons. 3. Water based resort with special by-laws. 4. Any other use/activity incidental to Water bodies Use Zone is permitted.	1. Use/activity not specifically related to Water bodies use not permitted herein. 2. All uses not specifically permitted in columns (a) and (b).
11	Special Heritage Zone (Area shown in the map) (SH).	1. Residential with special bye-laws 2. Public-semi-public with special bye-laws. 3. Commercial with special bye-laws. 4. Recreational with special bye-laws. 5. Theme Parks, Archeological Parks/Gardens with special bye-laws. 6. Amphitheatres with special bye-laws. 7. Open Air Museums with special bye-laws. 8. Restoration of protected and enlisted monuments and precincts by the concerned authority only (ASI/State Archeology).	1. Heritage interpretation centre, art galleries & sculpture complex. 2. Educational and research Institutions. 3. Social and cultural institutions. 4. Commerical activities 5. Craft based cottage industries. 6. Hotels, guest houses, lodges, resorts. 7. Group Housing, Apartments. 8. Auditorium	1. Use/activity not specifically related to Special Heritage Use Zone not permitted herein. 2. Multistoried building. 3. Multiplex, Shopping Mall. 4. Dumping ground 5. Sewage Treatment 6. All uses not specifically permitted in columns (a) and (b).

(1)	(2)	(3)	(4)	(5)
			9. boating, picnic huts, camping sites, special training camps.	
			10. Hospitals & health Centers.	
			11. Multistoried Parking	
12	Environmentally Sensitive Zone (ES).	1. River front developments	1. Group housing, corporate type housing adopting modern technology with special by-laws.	1. Plotted housing
		2. Scenic value areas	2. Theme parks, yoga parks, sports centres and community recreational areas, International convention centre.	2. Small industries or small institutions.
		3. Riverside green areas	3. Incidental residences	3. Use/activity not specifically related to Environmentally Sensitive Use Zone not permitted herein.
		4. Existing village settlements	4. Seven or five star lake resorts, Five star hotels. Organized commerce with special by-laws.	4. No development of any kind is permitted between the River/ Canal/Stream and the embankment.
			5. Hospitals and health institutions.	5. specifically permitted in columns (a) and (b).
			6. Art academy, media centres, food courts, music pavilions.	
			7. Parking areas, visitor Facilities.	
			8. Educational, technical research institutes of higher order.	
			9. Boating, Picnic huts, Camping sites, Special Training Camps.	

(1)	(2)	(3)	(4)	(5)
			10. Existing residential or other uses with special bye-laws.	
			11. Resorts, sculpture complex, lagoons & lagoon resort, water sports.	
			12. Tourist and pilgrim related commercial activities, hotels and lodges.	
			13. Non polluting, agrobased and processing industries, Storage or Godowns for food grains.	
			14. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant, Solid waste dumping grounds.	

3. In the said regulation, in Regulation - 29, for the existing table along with note thereunder, the following shall be substituted namely :—

TABLE - 3 : CATEGORYWISE SIZE OF PLOTS

Category	Min. road width (m.)	Min. size of plot in Sq. m.
(1)	(2)	(3)
Kalyan Mandaps	12	1,000
Cinema, game centers, Multiplex, convention centers	18	2,000
Social clubs and amenities	12	1,000
Multi-storeyed car parking	12	1,000
Office buildings	12	300
Primary/Upper Primary School 12	12	2,000
High School, Residential School	12	6,000
+ 2 College/ Junior College	12	4,000
Degree College	12	6,000
Technical Educational Institution	12	10,000
Petrol Pumps/Filling stations	12	500
Restaurant	12	500

(1)	(2)	(3)
LPG storages	12	500
Places of congregation	12	500
Public libraries	12	300
Conference hall	12	1,000
Community hall	12	500
Nursing homes/polyclinics	12	300
Hotel	12	2,000
R. & D. Lab.	12	1,500

NOTE— In appropriate cases, the authority may revise the minimum size of plot and the road width in the recommendation of the Development plan and Building Permission (DP & BP) committee”.

7. In the said regulation, in Regulation - 30

(i) For the existing Table - 4, the following table shall be substituted namely :—

TABLE - 4

PLOT SIZEWISE PERMISSIBLE SET BACKS AND HEIGHT OF BUILDINGS

Plot size (in Sq. Mts.)	Maximum height of building permissible (in Mts.)	Minimum front set back (in Mts.) As per the abutting road width					Minimum setbacks on other sides (in Mts.)	
		Less than 9 Mts.	9 Mts. and below 12 Mts.	12 Mts. and less than 18 Mts.	18 Mts. and less than 30 Mts.	Above 30 Mts.	Rear side	Other side
(1)	(2)	3(a)	3(b)	3(c)	3(d)	3(e)	(4)	(5)
Less than 100	7	1.0	1.0	2.0	2.0	3.0
100 & up to 200	10	1.5	1.5	2.0	2.0	3.0	1.0	..
Above 200 & up to 300	12	1.5	1.5	2.5	2.5	3.5	1.5	1.0
Above 300 & up to 400	12	1.5	2.0	2.5	2.5	3.5	1.5	1.5
Above 400 & up to 500	12	1.5	2.0	2.5	3.0	3.5	1.5	1.5
Above 500 & up to 750	Less than 15	1.5	2.0	3.0	3.0	4.0	2	2
Above 750	Less than 15	1.5	2.0	3.0	4.0	4.0	3	2.5

(ii) After sub-regulation (2), the following sub-regulation shall be inserted namely :—

“(2-A) In all other cases if any open space between the buildings is intended to be used for the benefit of more than one building to the same owner, the width of such open space between the buildings shall be the one specified for the tallest building abutting on such open space provided that such open space shall not be less than three meters ; and

(iii) In sub-regulation (3), for the item “B” the figure 500 sq. mtrs. shall be replaced with the figure - 1000 sq. mtrs.

5. In the said regulation, in Regulation - 31, for the existing table along with the norms, the following table shall be substituted namely :—

TABLE - 5

PROVISION OF EXTERIOR OPEN SPACES AROUND THE BUILDINGS (6)

Sl. No.	Height of the Building in meters	Exterior open spaces to be left out on all sides in m. (front, rear and sides in each plot)
(1)	(2)	(3)
1	15 and above & up to 18	6
2	More than 18 & up to 21	7
3	More than 21 & up to 24	8
4	More than 24 & up to 27	9
5	More than 27 & up to 30	10
6	More than 30 & up to 35	11
7	More than 35 & up to 40	12
8	More than 40 & up to 45	13
9	More than 45 & up to 55	14
10	More than 55	16

9. (ii) In Regulation 32, for the sub-regulation (21), the following sub-regulation shall be substituted namely :—

“(2) In case of group housing, the maximum permissible FAR shall be 2.75 and maximum permissible ground coverage shall be 40%. However, additional FAR equal to the FAR consumed for construction of EWS/LIG units shall be allowed subject to the ceiling of 25% of the permissible FAR. The FAR shall be calculated on the total plot area.

10. In the said regulation, in Regulation - 33,

In sub-regulation (1), against item ‘A’ for the words “the front set back” the words “the minimum required front set back” shall be substituted and

11. In the said regulation, in Regulation - 34,

(i) For the existing table 9, the following shall be substituted, namely

TABLE - 9

OFF STREET PARKING SPACE FOR DIFFERENT CATEGORY OF OCCUPANCIES

Sl. No.	Category of building/activity	Parking area to be provided as percentage of total covered area towards FAR
(1)	(2)	(3)
1	Shopping malls, Shopping malls with Multiplexes/ Cineplexes, Cinema Halls, Retail shopping centre, IT/ITES complexes and hotels.	50
2	Restaurants, Lodges, Other commercial buildings, Assembly buildings, Office complexes.	40
3	Residential apartment buildings, Group Housing, Clinics, Nursing Homes, Hospitals, Institutional and Industrial buildings.	30

(ii) In sub-regulation (1), the NB (ii), after the words Basement(s), the words “stilts” shall be inserted.

(iii) In sub-regulation - 2, after item - F, the following Note shall be inserted namely :—

“NOTE—For parking purposes, single basement shall be allowed in case of plot size of 500 square meters or more and multiple basements shall be allowed in case of plot size of 1000 square meters or more. The roof top parking with car lift shall be allowed only in case of plinth area/roof area of 2000 square meters or more. For other than parking purposes, single basement may be allowed in plot size of less than 500 square meters also subject to a maximum of 50% of the covered area.”

12. (i) In the said regulation in Regulation - 39, for sub-regulation (1) the following sub-regulation shall be substituted, namely:—

“(1) Lift shall be provided for all buildings of 15 mtrs. height and above.

13. In the said regulation, in Regulation - 43, after sub-regulation - 1, the following sub-regulation shall be added namely:—

43(2) All buildings of the following category may provide Solar Water Heating System and Solar Roof Top System as specified below and Annexure - V(3) of Regulation, 2011 may be provided—

(A) Solar Water Heating System :

Following standard for determination of the capacity of Solar Water Heating System to be adhered to:—

(a) Hospital	.. 10 Ltr./bed
(b) Hotels 5 star	.. 15 Ltr./room
(c) Hotel other than 5 star	.. 10 Ltr./bed
(d) Police/Army/Barrack	.. 200 LPD
(e) Canteen/Messes	.. 200 LPS
(f) Hostel (School, Colleges & other where hot water is needed).	.. 10 Ltr./student institutions
(g) Laboratory and Research Institutions	.. 100 LPD
(h) Household having plinth area 200 sq. mtr. or above	.. 100 LPD
For Flats (for residential purpose) covered area 200 sq. mtr. and above.	.. 100 LPD/flat
(It is to be managed by Resident Society)	
(i) Guest houses/Banquet hall/Circuit house	.. 200 LPD

(B) Off Grid/Grid connected Solar roof top System :

(i) Individual household	.. With plinth area more than 300 sq. mtr. or above Minimum 100 watt
(ii) Hotel Five star	.. Minimum 5 KWp
(ii) Other hotels	.. Minimum 2 KWp
(iv) Commercial building with covered area more than 500 Sq. Mtr.	2 KWp

14. (i) In the said regulation in Regulation - 46, in sub-regulation (5) after the words “at least” the figure and words “10%” of the covered area (considered for computation of FAR)” shall be inserted.

- (ii) After 1st paragraph of sub-regulation (5), the following paragraphs shall be substituted namely :—

“that the developer has the option of developing the EWS/LIG units at the same site or within a distance of five(05) kilometers from the main project”.

“further that Developer may be given the option of depositing an amount, as decided by the Authority from time to time, to a fund named as “shelter fund” to be maintained by Puri Konark Development Authority in lieu of constructing the EWS/LIG houses.

The proceeds of this fund will be utilized by the Authority for construction of EWS/LIG houses and slum rehabilitation and development”.

“Also additional FAR equal to the FAR consumed for construction of EWS/LIG units shall be allowed, subject to the ceiling of 25% of the permissible FAR.”

15. (i) In the said regulation in Regulation - 47, in sub-regulation (8) after the words “at least” the figure and words “10%” of the covered area (considered for computation of FAR)” shall be inserted.

(iii) In sub-regulation (10), the following shall be substituted namely :—

“(10) further that for Group Housing Projects taken over an area to be decided by the authority, the developer may be given the option of contributing an amount, as decided by the authority, to a fund named as “shelter fund” to be maintained by the PKDA in lieu of constructing the EWS/LIG houses. The proceeds of the fund will be utilized by the authority for construction of EWS/LIG houses and slum rehabilitation and development.

N. B.—Additional FAR equal to the FAR consumed for construction of EWS/LIG units shall be allowed, subject to the ceiling of 25% of the permissible FAR.”

16. In the said regulations, for Regulation - 50, in sub-regulation (iv), the following regulation shall be substituted namely:—

(iv) “In a Basti area no permission is required for construction/reconstruction/addition/alteration of building over a plot having less than 300 sq. mtr. up to 10 mtrs. height.”

17. In the regulations, in Regulation - 57,

(i) In sub-regulation (2), for the words “Institutional zones”. The words “public and semi-public use zone” shall be substituted,

(ii) In sub-regulation (3) D, the word “Institutional” shall be substituted by the words “public and semi public” and,

(iii) In sub-regulation (4), for the items ‘F’, the following items shall be substituted namely:—

“F. At least 10% of the covered area (considered for calculation of FAR) will be earmarked for housing for the EWS/LIG category. The cost and method of development of such houses will be decided by the authority. Additional FAR EWS/LIG units shall be allowed, subject to the ceiling of 25% of the permissible FAR”.

18. In the regulations, in Regulation (59), after the word “onsite”, “road etc.”, the words “off site, “to the main net work” shall be inserted respectively.

19. In the regulations, in Regulation (74), in sub-regulation (2), the following shall be inserted after the table, namely :—

N. B.—For EWS/LIG housing scheme, the minimum road width may be relaxed by the authority.

(ii) In sub-regulation (3), after the table, the following shall be inserted, namely:

(4) At least 10% of the gross land will be earmarked for EWS/LIG category. The cost and method of allotment of such plots will be decided by the authority.

“That the developer has the option of developing the EWS/LIG plots at the same site or within a distance of five (05) kilometers from the main project”.

“Further that in case of projects taken over an area as decided by the authority, the developer may be given the option of contributing an amount, to be decided by the authority from time to time, to a fund named as “Shelter fund” to be maintained by the PKDA in lieu of providing the EWS/LIG plots. The proceeds of this fund will be utilized by the authority for construction of EWS/LIG houses and slum rehabilitation and development”.

20. In the said regulations, in regulation (77), in sub-regulation (1), for the figure 50%, the figure 60% shall be substituted.

21. In the said regulations, in regulation (79), in sub-regulation (3),

(i) Item ‘B’ shall be deleted.

(i) For item ‘C’ the following item shall be substituted, namely:

(c) The authority may however compound deviation of the 20% (twenty per cent) beyond the permissible norms of these regulations in respect of front, rear and side set backs only in case of individual residential building/institutional buildings.

The minimum deviation allowed in FAR will be ten per cent on the permissible FAR:

Provided the total FAR does not exceed 3.00 excluding the additional FAR allowed for construction of EWS/LIG Units.

22. In the said regulations, in regulation (80), after the table - 17, the following note shall be inserted, namely,—

“Note—Puri-Konark Development Authority may revise the above mentioned compounding fee from time to time.

23. In the said regulation, in regulation (88), the following clause shall be added.

(ii) “In case of EWS/LIG scheme, any decision taken for relaxation of building norms at the State Level Steering Committee (SLSC) constituted under slum rehabilitation and Development Policy (SRDP) for Odisha or by the State Government the same shall be deemed to have been relaxed under these regulations”.

24. In the said regulation, in annexure - V, against item No. 4, in sub-item No. 12 thereof, the figure “50” shall be substituted by the figure “60”

25. In the said regulation after annexure - V, the following annexure shall be added.

Annexure - VI - Applicability of Odisha Energy Conservation Building Code (OECBC), 2010

2.1. Applicable Building system :

The provisions of this code shall apply to :

- (a) Building envelopes, except for non-air-conditioned storage spaces or warehouses,
- (b) Mechanical systems and equipment, including heating, ventilating, and air conditioning,
- (c) Service hot water heating
- (d) Interior and exterior lighting, and
- (e) Electrical power and motors

2.2. Exemptions :

The provisions of this code shall not apply to :

- (a) Buildings that do not use either electricity or fossil fuel ; and
- (b) Equipment and portions of building systems that use energy primarily for manufacturing processes.

2.3. Safety, Health and Environmental Codes Take Precedence :

Where this code is found to conflict with safety, health, or environmental codes, the safety, health, or environmental codes shall be take precedence.

2.4. Reference Standards :

Energy Conservation Building Code, 2007 and National Building Code, 2005 are the primary reference documents/standard for lighting levels, HVAC, comfort levels, natural ventilation, pump and motor efficiencies, transformer efficiencies and any other building materials and system performance criteria.

3.1. Compliance Requirements :

3.1.1. Mandatory Requirements :

Compliance with the requirements of this energy code shall be mandatory for all applicable buildings as specified in Clause 2.

3.1.2. New Buildings :

New buildings shall comply with either the provisions of Clause 4 through Clause 9 of this code or the whole Building Performance Method of Appendix B-11.

3.1.3. Additions to Existing Buildings :

Where the addition plus the existing building exceeds the conditioned floor area of Clause 2, the additions shall comply with the provisions of Clause 4 through Clause 9. Compliance may be demonstrated in either of the following ways :—

- (a) The addition alone shall comply with the applicable requirements, or
- (b) The addition, together with the entire existing building, shall comply with.

the requirements of this code that would apply to the entire building, as if it were a new building.

Exception to Clause 3 : When space conditioning is provided by existing systems and equipment, the existing systems and equipment need not comply with this code, However, any new equipment installed must comply with specific requirements applicable to that equipment.

3.1.4. Alterations to Existing Buildings :

Where the existing building exceeds the conditioned floor area threshold in Clause 2, portions of a building and its systems that are being altered shall meet the provisions of Clause 4 through Clause 9. The specific requirements for alterations are described in the following sub-sections.

Exception to Clause 4 : When the entire building complies with all of the provisions of Clause 4 through Clause 9 as if it were a new building.

3.1.4.1. Building Envelope :

Alterations to the building envelope shall comply with the requirements of Clause 4 or fenestration, insulation and air leakage applicable to the portions of the building and its systems being altered.

Exception to Clause 4 : 1 The following alterations need not comply with these requirements provided such alterations do not increase the energy usage of the building :

- (a) Replacement of glass in an existing sash and frame, provided the U-factor and SHGC of the replacement glazing are equal to or lower than the existing glazing.
- (b) Modifications to roof/ceiling, wall, or floor cavities, which are insulated to full, depth with insulation.
- (c) Modifications to walls and floors without cavities and where no new cavities are created.

3.1.4.2. Heating, Ventilation and Air-conditioning :

Alterations to building heating, ventilating and air-conditioning equipment or systems shall comply with the requirements of Clause 5 applicable to the portions of the building and its systems being altered. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

3.1.4.3. Service Water Heating :

Alterations to building service water heating equipment or systems shall comply with the requirements of Clause 6 applicable to the portions of the building and its systems being altered. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

3.1.4.4. Lighting :

Alterations to building lighting equipment or systems shall comply with the requirements of Clause 7 applicable to the portions of the building and its systems being altered. New lighting systems, including controls, installed in an existing building and any change of building area type as listed in Table 7.1 shall be considered an alteration. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device. Exception to Clause 4.4 : Alterations that replace less than 50% of the luminaries in a space need not comply with these requirements provided such alterations do not increase the connected lighting load.

3.1.4.5. Electric Power and Motors :

Alterations to building electric power systems and motor shall comply with the requirements' of Clause 8 applicable to the portions of the building and its systems being altered. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

3.1.4.6. Star Labelling and minimum Star Rating :

All equipments and materials of type and specification coming under the purview of the star labelling programme as notified by BEE and as amended from time to time shall have minimum star rating as notified by the Government of Odisha or as amended from time to time. Refer to Appendix - K for further details.

3.2. Compliance Approaches :

The building shall comply first will ails the mandatory provisions (4.2, 5.2, 6.2, 7.2 and 9) and either of the following—

(a) Prescriptive Method (4.3, 5.3, 7.3)

Exception to 3.2(a) : The envelopes trade off option of 4.4 may be used in place of the prescriptive criteria of 4.3.

(b) Whole Building Performances Method (Appendix B 11)

The OECBC compliant buildings in the design stage shall achieve an Energy Performance Index value at least that of a three star level building as specified in appendix H, Annexure - II.

3.3. Administration Requirements :

Administrative requirements relating to permit requirements, enforcement interpretations, claims of exemption approved calculation methods and rights of appeal are specified by the authority having jurisdiction.

3.3.1. Authority having jurisdiction :

For the administration and enforcement of the Odisha ECBC, the State designated Agency shall act as the “authority having jurisdiction” who shall be responsible for specifying permit requirements, code interpretations approved calculation methods, worksheets and formats compliance forms, manufacturing literature, rights of appeal and other data to demonstrate compliance. The Appendix - J Clause 19 specifies the proposed framework for administration and enforcement of the Odisha ECBC by the State Designated Agency.

SUBHENDRA MISHRA

Secretary Puri-Konark Development Authority